

TEXAS TRANSPORTATION COMMISSION

CROCKETT County

MINUTE ORDER

Page 1 of 1

SAN ANGELO District

Near the City of Ozona, Crockett County, on RM 1964 and RM 1973, the State of Texas acquired right of way easements in certain land for highway purposes by instruments recorded in Volume 124, at Page 221, Volume 222, at Pages 77 and 87, Volume 269, at Pages 474, 482, 488, and 496, Volume 410, at Pages 679, 685, 691, 699, and 707, of the Deed Records of Crockett County, Texas, and Volume 2, at Page 154, of the Probate Minute Records.

All of the right of way easements encumbering the land, described in Exhibits A and B (tracts), are no longer needed for a state highway purpose.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the transfer of highway right of way to a governmental entity that is assuming or has assumed jurisdiction, control, and maintenance of the right of way for public road purposes. If, in the future, the right of way easements encumbering the tracts are no longer used for public road purposes, the right of way easements encumbering the tracts shall immediately and automatically revert to the State of Texas.

Crockett County is assuming or has assumed jurisdiction, control, and maintenance and has requested that the easements encumbering the tracts be transferred to Crockett County, Texas.

IT IS THEREFORE ORDERED by the commission that the tracts, as shown on Exhibits A and B, are removed from the state highway system.

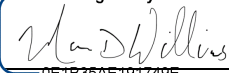
IT IS FURTHER ORDERED by the commission that the right of way easements encumbering the tracts are no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the right of way easements encumbering the tracts to Crockett County, Texas.

IT IS FURTHER ORDERED that, if the tracts cease to be used for public road purposes, the right of way easements encumbering the tracts shall immediately and automatically revert to the state.

Submitted and reviewed by:

DocuSigned by:  
  
BDEF0413AC9E4EC  
Director, Right of Way Division

Recommended by:

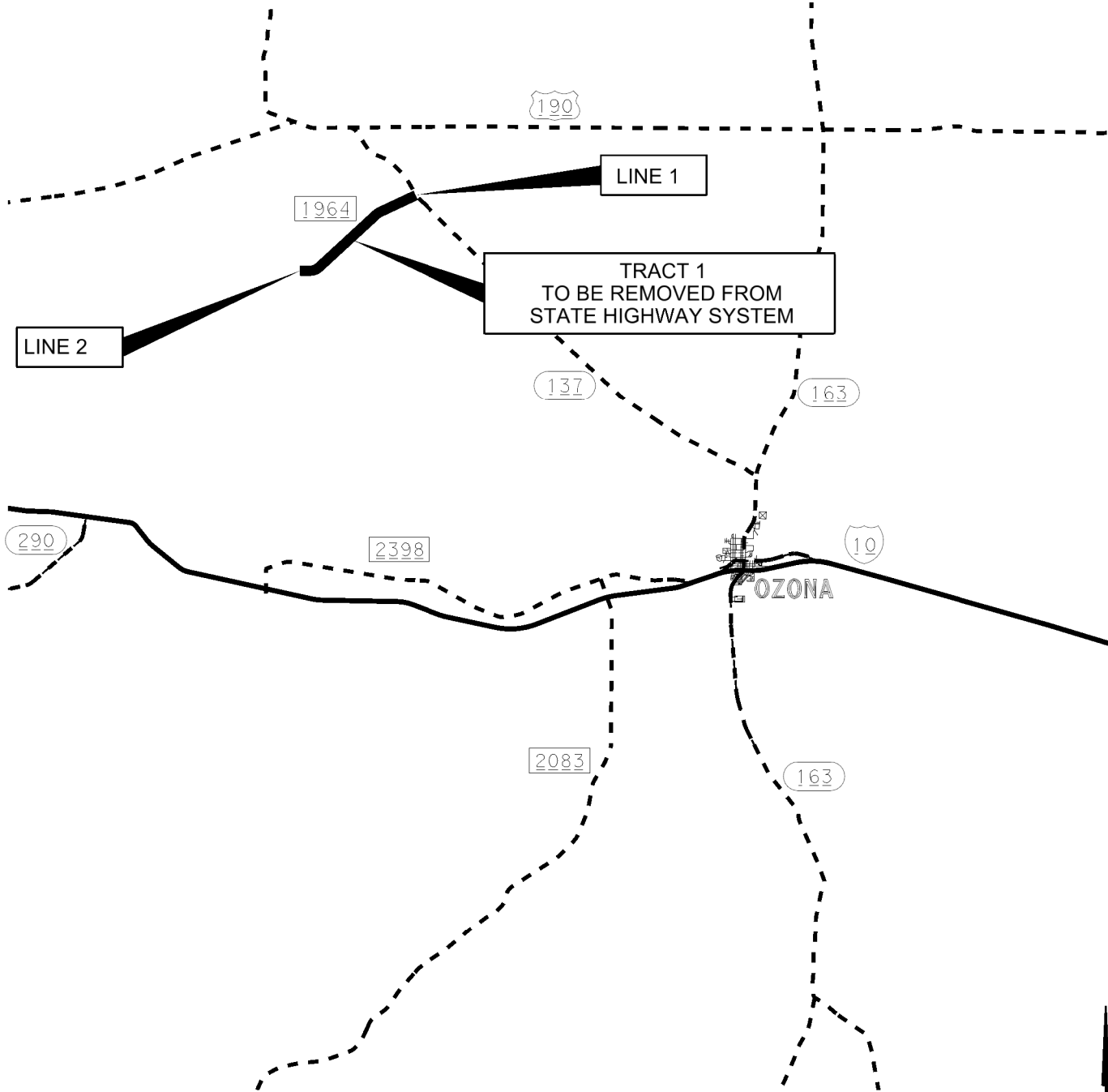
DocuSigned by:  
  
0E1B35AE191749E...  
Executive Director

116459 March 30, 2023

Minute Number	Date Passed
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# Exhibit A

EXHIBIT A



NOTE:  
SURVEY SHOWING EACH END OF THE PORTION OF RM 1973 TO BE REMOVED FROM THE STATE HIGHWAY SYSTEM. A METES AND BOUNDS DESCRIPTION OF EVEN DATE FOR EACH LINE ACCOMPANIES THIS LOCATION MAP.

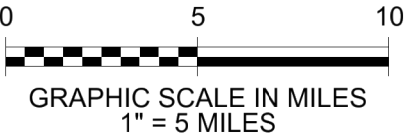



EXHIBIT OF RM 1964. TO BE REMOVED FROM THE STATE HIGHWAY SYSTEM			
	4.47 MILES	PAGE 1 OF 7	
REVISED 01/23	APPROXIMATELY 54.15 ACRES		
<div> <i>Texas Department of Transportation</i></div>			
DISTRICT: 07 SJT	TRACT 1 <b>LOCATION MAP</b>		CROCKETT COUNTY
R.C.S.J. 1561-01	RM 1964		SURVEY DATE MAY 2020

**EXHIBIT A**

P.O.B.  
N. 10284487.05  
E. 1967951.37

WHENCE ANOTHER TYPE II  
ROW MONUMENT FOUND BEARS  
N 14°28'42" E, 440.61'

SHANNON ESTATE  
(No Record Found)

SHANNON ESTATE  
Right-Of-Way Easement  
VOLUME 124, PAGE 221  
RECORDED DECEMBER 4TH, 1952  
D.R., C.C., TX

N 14° 28' 42" E  
440.61

THIS AREA TO BE  
RETAINED BY THE STATE

249+73.5

LINE 1  
S 62° 03' 25" E  
123.18  
STA 245+97.6

S 64° 51' 15" W  
RM 1964

100' ROW

S 64° 51' 15" W  
6232.67

N. 10284429.33  
E. 1968060.20

WHENCE ANOTHER TYPE II  
ROW MONUMENT FOUND BEARS  
S 64°51'15W, 6232.67'

SHANNON ESTATE  
(No Record Found)

TRACT 1  
TO BE REMOVED FROM  
STATE HIGHWAY SYSTEM  
(4.47 MILES)

**LEGEND**

○ TYPE II R.O.W. MONUMENT FOUND  
X—X— WIRE FENCE  
P.O.B. POINT OF BEGINNING  
R.O.W. RIGHT OF WAY  
D.R., C.C., TX. DEED RECORDS, CROCKETT COUNTY, TEXAS

NOTE:  
A METES AND BOUNDS DESCRIPTION OF EVEN DATE  
ACCOMPANIES THIS PARCEL PLAT.

**G.C. & S.F.R.R.CO.**  
**SURVEY No. 38**  
**ABSTRACT No. 5283**  
**BLOCK UV**

BASIS OF BEARING:  
ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE  
SYSTEM (TEXAS CENTRAL ZONE 4203) NORTH AMERICAN DATUM  
(NAD 83). ALL COORDINATES ARE SHOWN IN GRID.

1/23/2023



DocuSigned by:

*Ronny Lackey*  
589B0891B80D4C5

RONNY LACKEY RPLS NO. 6440

0 100 200

GRAPHIC SCALE IN FEET  
1" = 100'

EXHIBIT OF RM 1964  
TO BE REMOVED FROM  
THE STATE HIGHWAY SYSTEM

PAGE 2 OF 7

4.47 MILES

REVISED 01/23

APPROXIMATELY 54.15 ACRES



Texas Department of Transportation

DISTRICT: 07  
SJT

TRACT 1  
**LINE 1**

CROCKETT  
COUNTY

R.C.S.J.  
1561-01

RM 1964

SURVEY DATE  
MAY 2020

I, RONNY LACKEY, REGISTERED PROFESSIONAL LAND  
SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE  
RESULTS OF A SURVEY MADE ON THE GROUND, UNDER MY  
SUPERVISION, DURING THE MONTH OF MAY, 2020.

## EXHIBIT A

May 2020 (REVISED 01/23)

Tract 1, Line 1

County: CROCKETT  
 Highway: RM 1964  
 Project Limits: INTERSECTION OF RM 1964 AND SH 137, SOUTHWEST TO TERMINUS OF RM1964  
 RCSJ: 1561-01

SURPLUS ROW TRACT 1  
 LINE DESCRIPTION 1

Description of a line situated in the Gulf Colorado and Santa Fe Railway Company Survey No. 38, Abstract No. 5283, Block UV, Crockett County, Texas; it being the intent of this line description to remove the land Southwest of this line from the State Highway System and the land Northeast of this line to be retained by the State of Texas. Said line being determined from the Right-of-Way maps and documents for RM 1964 on file at the Texas Department of Transportation, San Angelo District Headquarters in San Angelo, Texas, said Tract 1 being part of the Tract of land described in Right-of-Way Easement from Shannon Estate to State of Texas dated December 4, 1952, recorded in Volume 124, Page 221, Deed Records, Crockett County, Texas, and said line is more particularly described as follows:

**BEGINNING** at a TxDOT “Type II” monument found in the existing southwest cutback line at the intersection of RM 1964 and SH 137. Said Point of Beginning being in the West line of said RM 1964 and 50.00 feet left of Engineer’s RM 1964 baseline as shown on said RM 1964 right-of-way map dated November 24, 1952, in the east line of a tract of land conveyed to the Shannon Estate, of which no record was found. Said Point of Beginning having grid coordinates of **N=10284487.05, E=1967951.37**; Whence another TxDOT “Type II” monument found in said cutback line of SH 137 bears North 14°28’42” East, 440.61 feet (record distance 445.6 feet);

- (1) **THENCE**, South 62°03’25” East, a distance of 123.18 feet to a TxDOT “Type II” monument found in said cutback line of SH 137. Said monument being in the East line of said RM 1964 and 50.00 feet right of said Engineer’s RM 1964 baseline and found in a northerly corner of said Shannon Estate, having grid coordinates of **N=10284429.33, E=1968060.20**; Whence another TxDOT “Type II” monument found in the east line of RM 1964 bears South 64°51’15” West, 6232.67 feet.

All bearings and coordinates are based on the Texas State Plane Coordinate System (Texas Central Zone 4203), North American Datum (NAD 83). All distances and coordinates are shown in grid.

**\*\* A parcel plat of even date was prepared in conjunction with this line description.**

EXHIBIT A

May , 2020 (REVISED 01/23)

Tract 1, Line 1

I, Ronny Lackey, a Registered Professional Land Surveyor, hereby certify that the legal description above and the accompanying parcel plat of even date represent an actual survey made under my supervision.

1/23/2023



DocuSigned by:

*Ronny Lackey*

503D0031B00B405...

Ronny Lackey RPLS NO. 6440

TODD GROUP LTD.,  
A TEXAS LIMITED PARTNERSHIP  
VOLUME 481, PAGE 503  
RECORDED SEPTEMBER 8TH, 1992  
D.R., C.C., TX

# EXHIBIT A

SHANNON ESTATE  
Right-Of-Way Easement  
VOLUME 124, PAGE 221  
RECORDED DEC. 4TH, 1952  
D.R., C.C., TX

G.C. & S.F.R.R.CO.  
SURVEY No. 65  
ABSTRACT No. 2653  
BLOCK UV

N. 10271886.69  
E. 1948800.24  
WHENCE A TYPE II  
MON FOUND BEARS  
N89°21'02"E, 1919.04'

SHANNON ESTATE  
(No Record Found)

LINE 2  
N 00°34'26" E,  
100.00'  
STA. 10+00

P.O.B.  
N. 10271786.39  
E. 1948799.64  
WHENCE A TYPE II  
MON FOUND BEARS  
N89°21'02"E, 1922.15'

TRACT 1  
TO BE REMOVED FROM  
STATE HIGHWAY SYSTEM  
(4.47 MILES)

TODD GROUP LTD.,  
A TEXAS LIMITED PARTNERSHIP  
VOLUME 481, PAGE 503  
RECORDED SEPT. 8TH, 1992  
D.R., C.C., TX

G.C. & S.F.R.R.CO.  
SURVEY No. 66  
ABSTRACT No. 5195  
BLOCK UV

## LEGEND

- TYPE II R.O.W. MONUMENT FOUND
- MAG NAIL FOUND IN ASPHALT
- 1" SQUARE PIPE FOUND
- WIRE FENCE
- CATTLE GUARD
- P.O.B.
- R.O.W.
- D.R., C.C., TX.
- DEED RECORDS, CROCKETT COUNTY, TEXAS

BASIS OF BEARING:  
ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE  
SYSTEM (TEXAS CENTRAL ZONE 4203) NORTH AMERICAN DATUM  
(NAD 83). ALL COORDINATES ARE SHOWN IN GRID.

NOTE:  
A METES AND BOUNDS DESCRIPTION OF EVEN DATE  
ACCOMPANIES THIS PARCEL PLAT.

0 100 200

GRAPHIC SCALE IN FEET  
1" = 100'



DocuSigned by:

*Ronny Lackey*

RONNY LACKEY RPLS NO. 6440

EXHIBIT OF RM 1964  
TO BE REMOVED FROM  
THE STATE HIGHWAY SYSTEM

PAGE 5 OF 7

4.47 MILES

REVISED 01/23

APPROXIMATELY 54.15 ACRES



Texas Department of Transportation

DISTRICT: 07  
SJT

TRACT 1  
LINE 2

CROCKETT  
COUNTY

R.C.S.J.  
1561-01

RM 1964

SURVEY DATE  
MAY 2020

I, RONNY LACKEY, REGISTERED PROFESSIONAL LAND  
SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE  
RESULTS OF A SURVEY MADE ON THE GROUND, UNDER MY  
SUPERVISION, DURING THE MONTH OF MAY, 2020.

## EXHIBIT A

May 2020 (REVISED 01/23)

Tract 1, Line 2

County: CROCKETT  
Highway: RM 1964  
Project Limits: INTERSECTION OF RM 1964 AND SH 137, SOUTHWEST TO TERMINUS OF RM1964  
RCSJ: 1561-01

SURPLUS ROW TRACT 1  
LINE DESCRIPTION 2

Description of a line situated at the southwest corner of Gulf Colorado and Santa Fe Railway Company Survey No. 65, Abstract No. 2653, Block UV, Crockett County, Texas, northwest corner of Gulf Colorado and Santa Fe Railway Survey No. 66, Abstract No. 5195, Block UV, in the east line of Gulf Colorado and Santa Fe Railway Company Survey No. 28, Abstract No. 5320, Block WX, Crockett County, Texas; it being the intent of this line description to remove the land Northeast of this line from the State Highway System. Said line being determined from the Right-of-Way maps and documents for RM 1964 on file at the Texas Department of Transportation, San Angelo District Headquarters in San Angelo, Texas, said Tract 1 being part of the Tract of land described in Right-of-Way Easement from Shannon Estate to State of Texas dated December 4, 1952, recorded in Volume 124, Page 221, Deed Records, Crockett County, Texas, and said line is more particularly described as follows:

**BEGINNING** at a Mag Nail found in asphalt at the southwest corner of said Survey No. 65, at the Northeast corner of said Survey No. 66, in the east line of said Survey No. 28. Said Point of Beginning being at the southwest corner of the terminus of said RM 1964 and 50.00 feet right of Engineer's RM 1964 baseline as shown on said RM 1964 right-of-way map dated November 24, 1952, at an interior corner of a tract of land conveyed to Todd Group Ltd., A Texas Limited Partnership, dated September 8, 1992, recorded in Volume 481, Page 503, Deed Records, Crockett County, Texas. Said Point of Beginning having grid coordinates of **N=10271786.39, E=1948799.64**; Whence a TxDOT "Type II" monument found in a north line of said Todd Group Ltd. Tract bears North 89°21'02" East, 1922.15 feet;

- (1) **THENCE**, North 00°34'26" East, a distance of 100.00 feet to a 1" Square Pipe found in an east line of said Todd Group Ltd. Tract, at a southwest corner of a tract of land conveyed to Shannon Estate, of which no record was found. Said 1" square pipe being 50.00 feet left of said Engineer's RM 1964 baseline, for the northwest terminus of said RM 1964, having grid coordinates of **N=10271886.69, E=1948800.24**; Whence a TxDOT "Type II" monument found in the south line of said Shannon Estate Tract bears South 89°21'02" East, 1919.04 feet.

All bearings and coordinates are based on the Texas State Plane Coordinate System (Texas Central Zone 4203), North American Datum (NAD 83). All distances and coordinates are shown in grid.



EXHIBIT A

May , 2020 (REVISED 01/23)

Tract 1, Line 2

\*\* A parcel plat of even date was prepared in conjunction with this line description.

I, Ronny Lackey, a Registered Professional Land Surveyor, hereby certify that the legal description above and the accompanying parcel plat of even date represent an actual survey made under my supervision.

1/23/2023



DocuSigned by:

A handwritten signature in cursive script that reads "Ronny Lackey".

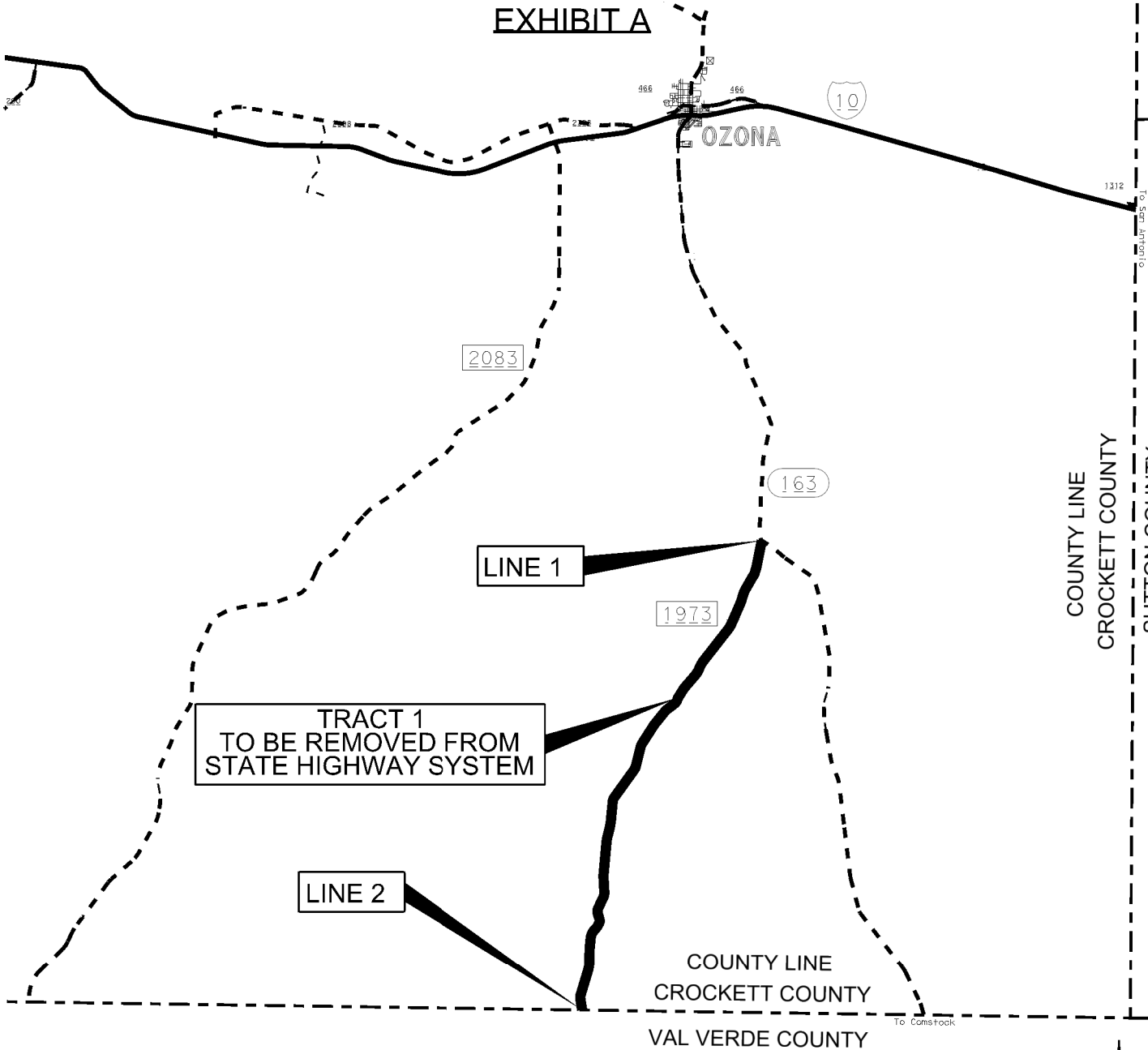
509D0081B00B405...

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Ronny Lackey RPLS NO. 6440

## Exhibit B

EXHIBIT A



NOTE:  
SURVEY SHOWING EACH END OF THE PORTION OF RM 1973 TO BE  
REMOVED FROM THE STATE HIGHWAY SYSTEM. A METES AND  
BOUNDS DESCRIPTION OF EVEN DATE FOR EACH LINE ACCOMPANIES  
THIS LOCATION MAP.

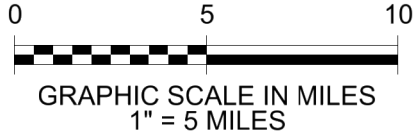


EXHIBIT OF RM 1973. TO BE REMOVED FROM THE STATE HIGHWAY SYSTEM		
	16.71 MILES	PAGE 1 OF 7
REVISED 01/23	APPROXIMATELY 202.54 ACRES	
Texas Department of Transportation		
DISTRICT: 07 SJT	TRACT 1 LOCATION MAP	CROCKETT COUNTY
R.C.S.J. 2969-01	RM 1973	SURVEY DATE MAY 2020

**EXHIBIT A**

**G.C. & S.F. R.R. CO.**  
**SURVEY No. 5**  
**ABSTRACT No. 2387**  
**BLOCK L**

TRES HERMANOS INTERESTS, L.P.  
 (a Texas limited partnership)  
 VOLUME 769, PAGE 774  
 RECORDED DECEMBER 28, 2012  
 O.P.R., C.C., TX

STA. 780+50.00  
 SH 163  
 STA. -0+68.56  
 FM 1973

N 23° 11' 40" W  
 165.92

P.O.B.  
 N. 10149427.21  
 E. 2035828.40  
 WHENCE ANOTHER  
 TYPE II MON BEARS  
 N23°11'40"W, 165.92'

THIS AREA TO BE  
 RETAINED BY THE STATE

S 57° 34' 38" E  
 108.03  
 STA. 1+57.15

N 66° 16' 41" E  
 112.68

N. 10149369.29  
 E. 2035919.58  
 WHENCE ANOTHER  
 TYPE II MON BEARS  
 N66°16'41"E, 112.68'

JACK AND JANIE RIGGS RANCH, LTD  
 (a Texas limited partnership)  
 VOLUME 722, PAGE 77  
 RECORDED JANUARY 4, 2010  
 O.P.R., C.C., TX

**TRACT 1  
 TO BE REMOVED FROM  
 STATE HIGHWAY SYSTEM  
 (16.71 MILES)**

**LEGEND**

⊙	TYPE II R.O.W. MONUMENT FOUND
X — X —	WIRE FENCE
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
O.P.R., C.C., TX.	OFFICIAL PUBLIC RECORDS, CROCKETT COUNTY, TEXAS

**NOTE:**  
 A METES AND BOUNDS DESCRIPTION OF EVEN DATE  
 ACCOMPANIES THIS PARCEL PLAT.

**BASIS OF BEARING:**  
 ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE  
 SYSTEM (TEXAS CENTRAL ZONE 4203) NORTH AMERICAN DATUM  
 (NAD 83). ALL COORDINATES ARE SHOWN IN GRID.

1/23/2023



DocuSigned by:

*Ronny Lackey*

590D0804D00D4CE...

RONNY LACKEY RPLS NO. 6440

0 100 200

GRAPHIC SCALE IN FEET  
 1" = 100'

EXHIBIT OF RM 1973,  
 TO BE REMOVED FROM  
 THE STATE HIGHWAY SYSTEM

PAGE 2 OF 7

16.71 MILES

REVISED 01/23

APPROXIMATELY 202.54 ACRES



*Texas Department of Transportation*

DISTRICT: 07  
 SJT

TRACT 1  
**LINE 1**

CROCKETT  
 COUNTY

R.C.S.J.  
 2969-01

RM 1973

SURVEY DATE  
 MAY 2020

I, RONNY LACKEY, REGISTERED PROFESSIONAL LAND  
 SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE  
 RESULTS OF A SURVEY MADE ON THE GROUND, UNDER MY  
 SUPERVISION, DURING THE MONTH OF MAY, 2020.

## EXHIBIT A

May 2020 (REVISED 01/23)

Tract 1, Line 1

County: CROCKETT  
 Highway: RM 1973  
 Project Limits: INTERSECTION OF RM 1973 AND SH 163, SOUTH TO VAL VERDE COUNTY LINE  
 RCSJ: 2969-01

SURPLUS ROW TRACT 1  
 LINE DESCRIPTION 1

Description of a line situated in the Gulf Colorado and Santa Fe Railway Company Survey No. 5, Abstract No. 2387, Block L, Crockett County, Texas; it being the intent of this line description to remove the land Southwest of this line from the State Highway System and the land Northeast of this line to be retained by the State of Texas. Said line being determined from the Right-of-Way maps and documents for RM 1973 on file at the Texas Department of Transportation, San Angelo District Headquarters in San Angelo, Texas and is more particularly described as follows:

**BEGINNING** at a TxDOT “Type II” monument found in the existing southwest cutback line at the intersection of RM 1973 and SH 163. Said Point of Beginning being in the West line of said RM 1973 and 50.00 feet right of Engineer’s RM 1973 baseline as shown on said RM 1973 right-of-way map dated May 26, 1965, in the east line of a tract of land conveyed to Tres Hermanos Interests, L.P. a Texas limited Partnership, recorded December 28, 2012, Volume 679, Page 774, Official Public Records of Crockett County, Texas, having grid coordinates of **N=10149427.21, E=2035828.40**; Whence another TxDOT “Type II” monument found in said cutback line of SH 163 bears North 23°11’40” West, 165.92 feet (record call N23°51’E, 165.94 feet);

- (1) **THENCE**, South 57°34’38” East, a distance of 108.03 feet to a TxDOT “Type II” monument found in said cutback line of SH 163. Said monument being in the East line of said RM 1973 and 50.00 feet left of said Engineer’s RM 1973 baseline and found in a northerly corner of a tract of land conveyed to Jack and Janie Riggs Ranch, LTD a Texas limited partnership, recorded January 4, 2010, Volume 722, Page 77, Official Public Records, Crockett County, Texas, having grid coordinates of **N=10149369.29, E=2035919.58**; Whence another TxDOT “Type II” monument found at another northerly corner of said Riggs Tract and in said cutback line of SH163 bears North 66°16’41” East, 112.68 feet (record call North 66°09’ West, 112.51 feet).

All bearings and coordinates are based on the Texas State Plane Coordinate System (Texas Central Zone 4203), North American Datum (NAD 83). All distances and coordinates are shown in grid.

**\*\* A parcel plat of even date was prepared in conjunction with this line description.**

EXHIBIT A

May , 2020 (REVISED 01/23)

Tract 1, Line 1

I, Ronny Lackey, a Registered Professional Land Surveyor, hereby certify that the legal description above and the accompanying parcel plat of even date represent an actual survey made under my supervision.

1/23/2023



DocuSigned by:

*Ronny Lackey*

509B0091B00D405...

Ronny Lackey RPLS NO. 6440

BILL COLE RANCHES, Ltd  
VOLUME 654, PAGE 546  
RECORDED JULY 26, 2005  
O.P.R., C.C., TX

BILL COLE RANCHES, Ltd  
VOLUME 654, PAGE 546  
RECORDED JULY 26, 2005  
O.P.R., C.C., TX

**G.H. & S.A.R.R.CO.**  
**SURVEY No. 25**  
**ABSTRACT No. 1544**  
**BLOCK O**

**TRACT 1**  
**TO BE REMOVED FROM**  
**STATE HIGHWAY SYSTEM**  
**(16.71 MILES)**

N. 10069770.10  
E. 2005856.86

COUNTY LINE  
CROCKETT COUNTY  
VAL VERDE COUNTY

END CSJ 883+85.70

P.O.B.  
N. 10069770.65  
E. 2005754.99;  
WHENCE A FENCE ANGLE  
POST FOUND BEARS  
N 09°03'35" W, 1118.68'

LINE 2  
S 89° 41' 30" E  
101.87

**G.H. & S.A.R.R.CO.**  
**SURVEY No. 25**  
**ABSTRACT No. 807**  
**BLOCK O**

BILL COLE RANCHES, Ltd  
(a Texas limited partnership)  
VOLUME 617, PAGE 869  
RECORDED JULY 26, 2005  
O.P.R., V.V.C., TX

#### LEGEND

X — X — WIRE FENCE  
P.O.B. POINT OF BEGINNING  
R.O.W. RIGHT OF WAY  
O.P.R., C.C., TX. OFFICIAL PUBLIC RECORDS, CROCKETT COUNTY, TEXAS  
O.P.R., V.V.C., TX. OFFICIAL PUBLIC RECORDS, VAL VERDE COUNTY, TEXAS

NOTE:  
A METES AND BOUNDS DESCRIPTION OF EVEN DATE  
ACCOMPANIES THIS PARCEL PLAT.

**BASIS OF BEARING:**  
ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE  
SYSTEM (TEXAS CENTRAL ZONE 4203) NORTH AMERICAN DATUM  
(NAD 83). ALL COORDINATES ARE SHOWN IN GRID.

1/23/2023



DocuSigned by:

*Ronny Lackey*

600B0004D000D40E...

RONNY LACKEY RPLS NO. 6440

0 100 200

GRAPHIC SCALE IN FEET  
1" = 100'

EXHIBIT OF RM 1973.  
TO BE REMOVED FROM  
THE STATE HIGHWAY SYSTEM

PAGE 5 OF 7

16.71 MILES

REVISED 01/23

APPROXIMATELY 202.54 ACRES



Texas Department of Transportation

DISTRICT: 07  
SJT

TRACT 1  
**LINE 2**

CROCKETT  
COUNTY

R.C.S.J.  
2969-01

RM 1973

SURVEY DATE  
MAY 2020

I, RONNY LACKEY, REGISTERED PROFESSIONAL LAND  
SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE  
RESULTS OF A SURVEY MADE ON THE GROUND, UNDER MY  
SUPERVISION, DURING THE MONTH OF MAY, 2020.

## EXHIBIT A

May, 2020 (REVISED 01/23)

Tract 1, Line 2

County: CROCKETT  
Highway: RM 1973  
Project Limits: INTERSECTION OF RM 1973 AND SH 163, SOUTH TO VAL VERDE COUNTY LINE  
RCSJ: 2969-01

SURPLUS ROW TRACT 1  
LINE DESCRIPTION 2

Description of a line situated in the Galveston, Harrisburg and San Antonio Railway Company Survey No. 25, Abstract No. 1544, Block O, Crockett County, Texas; it being the intent of this line description to remove the land North of this line from the State Highway System. Said line being determined from the Right-of-Way maps and documents for RM 1973 on file at the Texas Department of Transportation, San Angelo District Headquarters in San Angelo, Texas and is more particularly described as follows:

**BEGINNING** at a fence corner post found at the southwest corner of the terminus of RM 1973, in the approximate south line of Crockett County and in the approximate north line of Val Verde County. Said Point of Beginning being 50.00 feet right of Engineer's RM 1973 baseline as shown on said RM 1973 right-of-way map dated May 23, 1985, at a southeasterly corner of a tract of land conveyed to Bill Cole Ranches, Ltd., recorded July 26, 2012, Volume 654, Page 546, Official Public Records of Crockett County, Texas, in the north line of a tract of land conveyed to Bill Cole Ranches, Ltd., a Texas limited partnership recorded July 26, 2005, Volume 617, Page 869, Official Public Records, Val Verde County, Texas, having grid coordinates of **N=10069770.65, E=2005754.99**; Whence a fence angle post found in the west line of said RM 1973 bears North 09°03'35" West, 1118.68 feet;

- (1) **THENCE**, South 89°41'30" East, a distance of 101.87 feet to a fence corner post found at the southeast terminus of said RM and being 50.00 feet left of said Engineer's RM 1973 baseline, and found in the north line of said Bill Cole Ranches of Val Verde County, at a southwestern corner of said Bill Cole Ranches of Crockett County, having grid coordinates of **N=10069770.10, E=2005856.86**;

All bearings and coordinates are based on the Texas State Plane Coordinate System (Texas Central Zone 4203), North American Datum (NAD 83). All distances and coordinates are shown in grid.

**\*\* A parcel plat of even date was prepared in conjunction with this line description.**



May , 2020 (REVISED 01/23)

Tract 1, Line 2

EXHIBIT A

I, Ronny Lackey, a Registered Professional Land Surveyor, hereby certify that the legal description above and the accompanying parcel plat of even date represent an actual survey made under my supervision.

1/23/2023



DocuSigned by:

*Ronny Lackey*

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Ronny Lackey RPLS NO. 6440